105.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,900 / 721,900
					USE VALUE:	721,900 / 721,900
					ASSESSED:	721,900 / 721,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY CATHERINE A	
Owner 2:		
Owner 3:		
Street 1:	41 OLD COLONY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,340 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9340.000	231,800		490,100	721,900
Total Card	0.214	231,800		490,100	721,900
Total Parcel	0.214	231,800		490,100	721,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.62 | /Parcel: 387.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67689
GIS Ref	
GIS Ref	
Insp Date	07/25/16

!8346!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,800	0	9,340.	490,100	721,900	721,900	Year End Roll	12/18/2019
2019	101	FV	202,400	0	9,340.	490,100	692,500	692,500	Year End Roll	1/3/2019
2018	101	FV	202,400	0	9,340.	420,100	622,500	622,500	Year End Roll	12/20/2017
2017	101	FV	202,400	0	9,340.	392,100	594,500	594,500	Year End Roll	1/3/2017
2016	101	FV	174,100	0	9,340.	336,100	510,200	510,200	Year End	1/4/2016
2015	101	FV	173,200	0	9,340.	301,100	474,300	474,300	Year End Roll	12/11/2014
2014	101	FV	173,200	0	9,340.	278,700	451,900	451,900	Year End Roll	12/16/2013
2013	101	FV	173,200	0	9,340.	265,700	438,900	438,900		12/13/2012

PRINT

Date	Time
12/10/20	22:55:24

LAST REV

Date	Time
06/12/18	15:20:54

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASAGRANDE CARL	1116-129		9/17/1993		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	67689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2018	712	Inter Fi	23,266	C				
7/16/2015	975	Redo Kit	84,213		7/16/2015			Kitchen remodel an
12/3/1998	831	Manual	4,600					REROOF
10/3/1994	507	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Meas/Inspect	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
2/21/2009	Meas/Inspect	372	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9340		Sq. Ft.	Site		0	70.	0.75	4									490,141						490,100	

Total AC/HA: 0.21442 | Total SF/SM: 9340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,141 | Spl Credit | Total: 490,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	82654
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284743
Depreciation:	52962
Depreciated Total:	231780

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

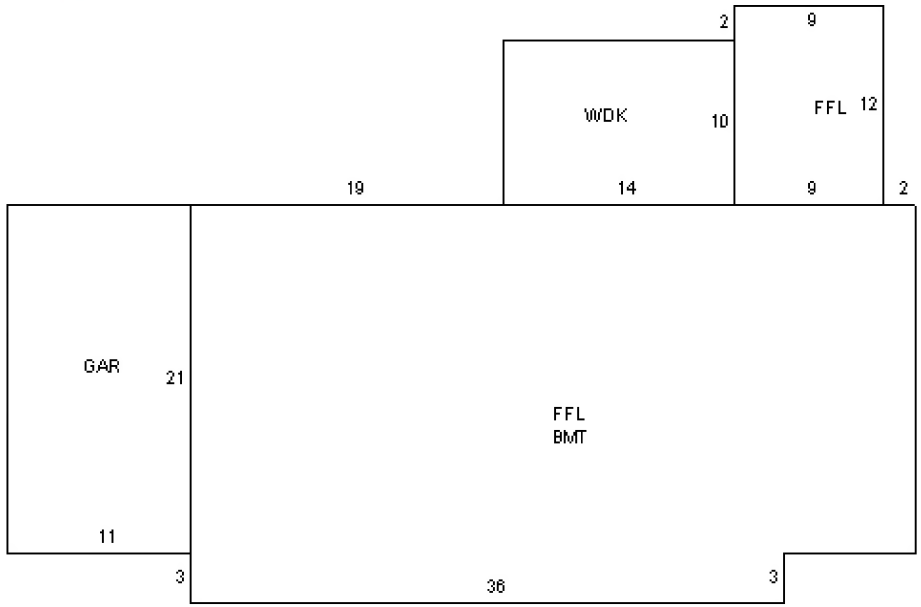
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.92
Special Features:	0	Val/Su Net:	91.15
Final Total:	231800	Val/Su SzAd	203.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,140	127.920	145,829
BMT	Basement	1,032	46.970	48,475
GAR	Garage	231	25.760	5,950
WDK	Deck	140	13.110	1,835

Net Sketched Area:	2,543			Total:	202,089
Size Ad	1140	Gross Are	2543	FinArea	1862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	